

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: AUGUST 13, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-35051 - APPLICANT: MATTHEWS DEVELOPMENT -
OWNER: JOSEPHS FAMILY, LP**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and landscape plan date stamped 07/20/09 and building elevations date stamped 06/30/09, except as amended by condition herein.
3. A Waiver from Title 19.12.040 is hereby approved to allow a zero-foot buffer along the north, east and south perimeters where eight feet is required.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, street lighting, permanent paving and possibly fire hydrants and sewers) on Sheridan Street adjacent to this site prior to occupancy of this site.
11. The proposed entry gate shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate; the installation of any gate, either swing gates or rolling gates, are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way; the gates shall remain open during regular hours of operation.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
13. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is currently undeveloped and generally located adjacent to the east side of Sheridan Avenue, approximately 150 Feet south of Meade Avenue. Currently, the subject property is being utilized as outside storage space for construction equipment; however there have been no building permits or business licenses issues for the subject property. The applicant is proposing to add a 2,160 square-foot manufactured building and 10,000 square-foot warehouse building at the site. If denied, the applicant will be required to redesign the proposed site and adhere to all Title 19 development standards.

ISSUES

- This proposal meets all applicable Title 19 requirements, with the exception of the requested Waiver of Perimeter Landscape Buffer standards along portions of the north, east and south perimeters of the subject property.
- Staff can support the request for multiple Waivers of Perimeter Landscape Buffer standards as they are interior to the site and not visible from the public right-of-way, are minor in nature and will not negatively impact the adjacent industrial uses; therefore, staff is recommending approval of this Site Development Plan Review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/01/71	A deed was recorded for a change of ownership.
<i>Related Building Permits/Business Licenses</i>	
There are no relevant Building Permits/Business Licenses pertaining to the subject property.	
<i>Pre-Application Meeting</i>	
06/17/09	A pre-application meeting was held and elements of this application were discussed. It was noted that the site plan was to identify all uses on-site. Additionally, various parking standards were identified along with parking lot landscaping and perimeter landscaping buffer requirements. Submittal requirements were also discussed along with meeting dates and times.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	
<i>Field Check</i>	
07/09/09	A site inspection was performed by staff with the following observations: <ul style="list-style-type: none"> • The subject site is primarily undeveloped with asphalt paving in the northern portion of the site, the southern portion of the site is currently unpaved and is being utilized for outdoor storage of construction equipment.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.75

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industry/Research)	M (Industrial)
North	Auto Repair Garage	LI/R (Light Industry/Research)	M (Industrial)
South	Outdoor Storage Space	LI/R (Light Industry/Research)	M (Industrial)
East	Mini-Storage	LI/R (Light Industry/Research)	M (Industrial)
West	Office	LI/R (Light Industry/Research)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050 the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 Feet	305 Feet	Y
Min. Setbacks			
• Front	10 Feet	15 Feet	Y
• Side (North Property Line)	10 Feet	100 Feet	Y
• Side (South Property Line)	10 Feet	10 Feet	Y
• Rear	0 Feet	115 Feet	Y
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	Screened, Gated, w/ Roof or Trellis	2	Y
Mech. Equipment	Screened, Gated, w/ Roof or Trellis	Screened	Y

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Pursuant to Title 19.12.040 the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree / 6 Spaces	5 Trees	10 Trees	Y
Buffer: Min. Trees	1 Tree / 30 Linear Feet	7 Trees	7 Trees	Y
TOTAL		12 Trees	17 Trees	Y
Min. Zone Width	15 Feet (West) 8 Feet (North, East and South)		15 Feet Zero Feet	N
Wall Height	Minimum adjacent to public right-of-way 8 Feet		8 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	2,460 S.F.	1:300	9	1	24	3	Y
Warehouse	9,700 S.F.	1:1000	10				
SubTotal	12,160 S.F.		19	1	27		
TOTAL	12,160 S.F.		20		27		
Loading Spaces	-	2			2 (14'x16' High Rollup Doors)		Y

Waivers		
Requirement	Request	Staff Recommendation
Eight-foot perimeter landscape buffer.	To provide a zero-foot perimeter landscape buffer along the northern, eastern and southern perimeter lot lines.	Denial

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ANALYSIS

This is a request for a Site Development Plan Review for a proposed 2,160 square-foot manufactured building and 10,000 square-foot warehouse building. The site is generally located adjacent to the east side of Sheridan Avenue approximately 150 Feet south of Meade Avenue. The proposed site development plan meets all requirements of Title 19 with the exception of the requested Waivers of Perimeter Landscaping buffer requirements, to allow a zero-foot buffer along interior lot lines on the north, east and south perimeters where eight feet is required. The requested Waivers are minor in nature and will not negatively impact the adjacent industrial land uses and are not visible from the public right-of-way. Staff is recommending approval of this request as the proposed use of the site as an office building and warehouse is compatible with the adjacent industrial uses, and can be conducted in a manner that is harmonious with the surrounding development in the area.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is compatible with adjacent development and development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is inconsistent with Title 19.12 Landscape and Buffer Standards. This is evidenced by the number of Waivers of 19.12 Landscape and Buffer Standards requested as a part of this Site Development Plan Review.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Access to the site is provided from Sheridan Avenue, which is a 70-foot Frontage Street as designated by the Master Plan of Streets and Highways. This street will provide adequate access and will accommodate the traffic generated by the proposed development.

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4. Building and landscape materials are appropriate for the area and for the City;

Building materials are appropriate for the area and consistent with other industrial sites within the City. Landscape materials are appropriate in type, size and quantity for the area and for the City.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building elevations, design characteristics and architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance. In addition, the proposed development is harmonious and compatible with development in the area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed Site Development Plan Review will not impact public health, safety, or welfare since the development will be subject to the International Building Code and City inspections during construction.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 10

SENATE DISTRICT 7

NOTICES MAILED 403

APPROVALS 0

PROTESTS 2